

**MINUTES
PLANNING BOARD
TUESDAY, JUNE 23, 2020
7:00 PM
ZOOM VIRTUAL MEETING**

ALL PARTICIPANTS MET REMOTELY

PRESENT: Vice-Chairman Kerry Lamson; Members Mike Foster, Jana Reeve, Natasha Edwards, Mike Rowan, Jonathan Clayton and Jim Johnson; Alternate Members Tom Dorsey and Matt Main; Acting Town Attorney Craig Buie; Planning Director Jay Camp; Senior Planner Mary Jo Gollnitz; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson

CALL TO ORDER

Vice-Chairman Kerry Lamson called the meeting to order at 7:00 pm.

New Member Jim Johnson and Alternate Members Tom Dorsey and Matt Main were introduced and welcomed to the Planning Board.

APPROVAL OF THE MINUTES

Jana Reeve motioned to approve the minutes from the May 27, 2020 Planning Board meeting as presented. Mike Foster seconded the motioned and it was unanimously approved.

ZONING MOTION 2020-1 – Unified Development Ordinance Text Amendment for Outdoor Illumination

Senior Planner Mary Jo Gollnitz said this was a staff initiated request to change the outdoor illumination text within the Matthews Unified Development Ordinance (UDO). Ms. Gollnitz said that during the June 8, 2020 Public Hearing questions were raised regarding the lack of lighting in certain areas of parking lots. The concern was with the suggested reduction of footcandles (FC) at the property lines and if it could cause additional dark spots and lack of safety. Ms. Gollnitz said that staff had researched neighboring communities and found that Charlotte and Mint Hill had no specific requirements, Huntersville required 1.0 FC limit to adjacent properties or public roads, and Indian Trail required 1.0 FC residential and 2.0 FC for commercial.

Ms. Gollnitz reviewed the text as it was presented at the Public Hearing. Ms. Gollnitz reported that staff was comfortable bringing the commercial requirement FC limit back up to 2.0 of initial illumination at the property line or as proposed to 1.0 FC. Ms. Gollnitz said that most of the changes were to bring the text up to date with current technology.

Mr. Lamson clarified that staff wished to leave the text as how it was presented at the Public Hearing. This would reduce the 2.0 FC to 1.0 FC. Ms. Gollnitz said that the reason staff reduced the FC to 1.0 was to be proactive and not reactive. Ms. Gollnitz explained that the Town had limited staff with only one Code Enforcement Officer and it would be easier to change text. She added that staff was not comfortable with spillover onto neighboring properties.

Natasha Edwards said that she understood, over time, the lights would get dirty and dim based on their age and how often they were cleaned. Ms. Edwards asked if the text was referring to only commercial when it was against residential. Ms. Gollnitz clarified that it was commercial when it was against any property.

Mr. Lamson said that in the UDO there were setbacks and minimums of where these lights were to be placed. He said that he was comfortable with staffs review and discussion with developers. Mr. Lamson asked if the review would include the illumination standard and if that could be increased. Ms. Gollnitz said that they would not be allowed to increase the illumination but they could decrease.

Mike Rowan asked if the FC limitation included street lighting, general outdoor sport fields, or the Downtown district. Ms. Gollnitz said that it did but this amendment would be for new development. Discussion was held on the safety

at N Trade Street and the need for better lighting.

Ms. Reeve motioned that Zoning Motion 2020-1, Unified Development Ordinance Text Amendment for Outdoor Illumination be recommended for approval as presented at the Public Hearing and had been found to be consistent with the Matthews Land Use Plan because it updated text language to match current technology requirements and it provides additional definitions in order to assist developers in understanding the regulations. The text amendment was found to be reasonable because it promotes public safety through best practice standards. Ms. Edwards seconded the motion and it passed unanimously.

ADMINISTRATIVE AMENDMENT – Creek Bend Monument Sign

Ms. Gollnitz reviewed approved rezoning petition 2017-661 for the Creek Bend subdivision and the conditional notes regarding the entrance monument. Ms. Gollnitz explained to the members of Planning Board that staff felt that the new proposed monument sign did not meet the intent of the approved conditional notes 10.A and 10.B. Ms. Gollnitz discussed the 2017 approved entrance monument that was designed to resemble two rustic gazebos with a roof and seating. The applicant was now proposing a two foot knee wall on both sides of the street entrance and a single column sign on the park side of the subdivision along Idlewild Road. The proposed sign will be constructed of a stone base and column with a single hanging Creek Bend identifier attached.

Ms. Gollnitz said staff felt that because the entrance monument was an intricate part of the subdivision and design, Planning Board should review the request and make a recommendation to the Board of Commissioners for their decision on July 13, 2020

Mr. Lamson asked if other commitments such as obtaining a certification from HAWK, the use of ecofriendly building materials, or the construction of the connection trail had been satisfied. He added that the rustic charm and high-end styles were selling points for the rezoning. Ms. Gollnitz said that the developer had met a majority of those commitments.

Mr. Lamson said the gazebos were planned on both sides of the neighborhood entrance according to the site plan. Mr. Lamson added that he remembered a lot of discussion about turn lanes and a variance for curb and gutter. Mr. Lamson said that he also recalled a stone rustic fence that was planned and presented to the public during the community meetings. He asked what the status of that fence was. Ms. Gollnitz said that the conditional note stated that the fence was optional. Ms. Gollnitz said that staff had approved a landscape plan that was submitted and it showed a fence. Ms. Gollnitz added that staff recently had discussions with the developer and if the fence was not being constructed, a revised landscape plan would need to be submitted to the Town.

Philip Hayes, Land Investment Resources, 3440 Toringdon Way, Charlotte 28277, reviewed with the Planning Board members a slide presentation (Exhibit A attached and made part of these minutes). Mr. Hayes said that during the rezoning, he was working with Bonterra home builders. It was Bonterra's concept to have the two gazebos at the entrance of the neighborhood. Mr. Hayes said that after the rezoning, Bonterra was acquired by AV Homes and AV Homes was acquired by Taylor Morrison. Mr. Hayes told the Board that Taylor Morrison did not want to build on the site and the site was currently under contract with Century Homes.

Mr. Hayes said that the request for change was due to there not being enough room at the entrance without disturbing the privacy of the first two home in the neighborhood. He added that with only 29 homes in the neighborhood there were concerns regarding maintenance, liability, and potential vandalism. Mr. Hayes reviewed the updated landscape plan and the proposed landscaped berm, knee wall and monument signage.

Mr. Foster asked if the fence was going to be constructed. Mr. Hayes said that they were going to prepare a new landscape plan for the berm and added enhancement to the tree save area. A fence would not be built. Mr. Foster asked how tall the berm was planned to be. Mr. Hayes said that the UDO limited the berm not to exceed six feet in height.

Mr. Main asked if the gazebos were part of a public space requirement. Mr. Hayes said that it was just a feature that Bonterra wanted in the design of community. Mr. Clayton said that Brandon Oaks had an entrance gazebo and they could have just wanted to mimic the design.

Mr. Lamson asked if there was a reason that the monument sign was just being placed on one side of the entrance. Mr. Hayes said that the design was presented by Century Homes.

Ms. Edwards asked if with the one monument sign, could the name of the neighborhood be read from both sides. Mr. Hayes said that they believe that the single sign will be visible from both directions.

John Maxwell, Land Investment Resources, 3440 Toringdon Way, Charlotte 28277 said that a fair amount of right of way to the state for Idlewild Road and that equates to less space for entrance monuments. Mr. Maxwell said that the new proposal will provide a better screening for the first couple of homes than the gazebo design.

Ms. Edwards said that she preferred the new version and felt that the gazebos were not needed on Idlewild Road. Ms. Edwards added that the residents would not use those structures and they would be useless to the community.

Ms. Reeve said that she agreed with Ms. Edwards and the two gazebos did not fit with the small subdivision and what was being presented was an improvement.

Mr. Foster motioned that Administrative Amendment for the monument sign at Creek Bend subdivision, be recommended for approval. The request was found to be consistent with the Matthews Land Use Plan and the Towns long range plan as there was no significant impact to neighboring properties, allowed for subdivision signage, and had a positive impact to adjoining properties. Ms. Reeve seconded the motion and it was unanimously approved

ELECTIONS

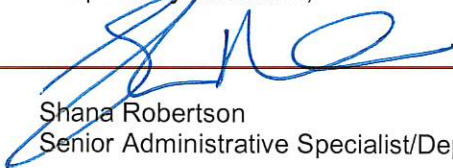
Ms. Reeve nominated Mike Foster for Planning Board Chairman and Mr. Clayton seconded. Mike Foster was unanimously approved for Planning Board Chairman

Mr. Clayton nominated Kerry Lamson for Vice Chair. Mr. Lamson said that he welcomed the nomination but asked if anyone else would like a turn in the Vice Chairman position. Natasha Edwards said that she would like the position of Vice Chairman. Mr. Lamson motioned to appoint Ms. Edwards as Vice Chairman and Mr. Foster seconded the motion. The motion passed unanimously.

ADJOURNMENT

Mr. Clayton motioned to adjourn and Mr. Johnson seconded. The motion passed unanimously and the meeting adjourned at 7:56 pm.

Respectfully submitted,



Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

